



FOR SALE

**Cobham Road,
Westcliff-On-Sea SS0 8EG**

Offers In Excess Of £230,000 Share of Freehold

- First Floor Flat
- Character Property
- Two Double Bedrooms
- Large Lounge
- Spacious Kitchen Diner
- Balcony to Front
- Private Rear Garden
- Share of Freehold
- Moments from Seafront
- Short Walk to Station

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Fantastic character two double bedroom first floor flat offered with a share in the freehold and private rear garden. This spectacular property boasts spacious rooms including a 20' lounge to front aspect with private balcony, kitchen diner, four piece bathroom, and two double bedrooms. Character features throughout including decorative coving and brick

fireplace. Private west facing rear garden. Potential to extend into the large loft space STPP. Located south of the London Road, just moments from the seafront and a short walk to the rail station and amenities.

Entrance

Front door into communal entrance with further front door into property. Stairs up to first floor.

Landing

Impressive and spacious entrance landing with laminate floor, decorative coving & dado rail, radiator, inset spotlights and doors to all rooms. Access to very large loft space via hatch.

Lounge

Glazed double doors into large lounge to front aspect with square bay sash window, double glazed door to balcony, wooden floor and two radiators. Character features include two ceiling roses, decorative coving and brick fireplace.

Kitchen Diner

Good size kitchen diner with windows to side and rear aspects, vinyl floor and part tiled walls. A range of wall and base units with rolled edge work surface, stainless steel sink & drainer and integrated oven. Space for dining table and appliances.

Bathroom

Four piece bathroom comprising of WC, wash hand basin, bidet and panel bath with shower over. Obscure double glazed window to side, laminate floor, part tiled walls and storage cupboard.

Bedroom 1

Bedroom to rear aspect with wooden floor, fitted wardrobes, double glazed bay window and door to small balcony and steps down to private rear garden.

Bedroom 2

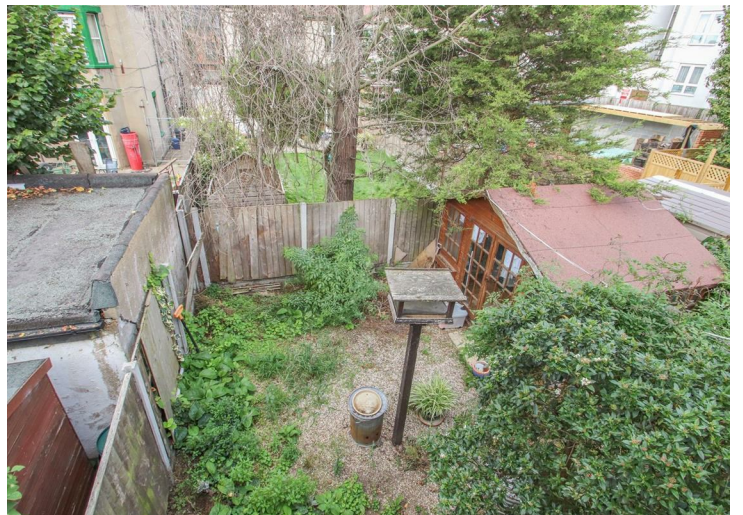
Bedroom with sash bay window to side aspect, laminate floor, radiator and fitted cupboard.

Garden

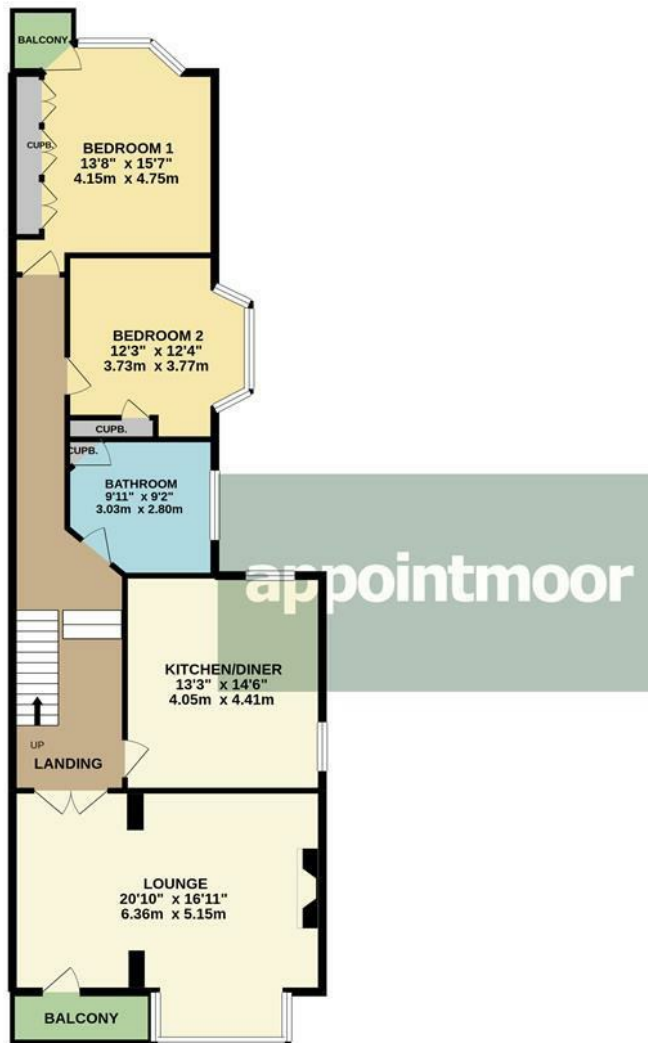
Private west facing rear garden.

Tenure

Share of Freehold



FIRST FLOOR
1093 sq.ft. (101.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1093 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		62	73
	EU Directive 2002/91/EC		

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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